

## Chapter-34

# ZONING REGULATIONS

## MASTER PLAN FOR MATTANNUR MUNICIPAL TOWN

- All future developments/ constructions shall be in conformity with the provisions of the Master Plan for Mattannur Municipal Town, the Kerala Municipality Building Rules in force and provisions of the Aircraft Act, 1934, Gazette notification of Ministry of Civil Aviation, Govt. of India, dated 30<sup>th</sup> June, 2008, in force.
- For the implementation and enforcement of the proposals envisaged in this Master Plan, Mattannur Municipal Area has been zoned under various categories such as Built-up zone, Green zone and Special zone and further subdivided as shown in the table below.

I Built-up Zone	II Green Zone	III Special Zone
1. Residential Zone	8. Park and Open Spaces	15. Export and Allied Zone
2. Residential Mix Zone	9. Buffer Zone or Green Belt	16. KINFRA Industrial Park
3. CBD (Central Business District)	10. Forest and Sacred Groves	17. Hazardous Zone
4. Public and Semi public Zone	11. Paddy Land	
5. Industrial Zone	12. Dry Agriculture Zone	
6. Traffic and Transportation Zone	13. Canal Land of Irrigation Department	
7. Heritage Zone	14. Water Body	

Details regarding the nature of uses *Permitted*, uses *Restricted* and uses *Prohibited* in each zone are given in the accompanying sheets. These regulations shall be enforced in conjunction with other specific provisions if any elsewhere in the Plan.

Uses **Permitted** in a zone cover the uses that can be normally accommodated in the relevant zone. Such uses may be permitted by the Secretary, of the Local Body Concerned, hereinafter referred to as Secretary. In some cases it may be possible to permit some other uses also, which are not likely to affect the quality and environment in a zone specified for a particular use. Such cases have to be individually studied based on their performance characteristics and special location factors. Such cases which come under this category are classified as **Uses Restricted**.

Uses **Restricted -1** Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Town Planner of the District office of the Department of Town and Country Planning having jurisdiction over the area.

Uses **Restricted -2** Category deals with the uses that shall be restricted by the Secretary with the concurrence of the Chief Town Planner concerned of the Department of Town and Country Planning. **Used prohibited** enlists the various objectionable uses in each zone which shall not be permitted under normal circumstances.

3. If any space in a zone is put to a **Use Prohibited** as stated in Para 2, before the sanctioning of the scheme, such use shall be termed as nonconforming use. A non-conforming use may be allowed to continue in its existing location and essential repairs and maintenance for the structure may be permitted by the Secretary, provided that the said use creates no adverse environmental influence in the zone. Addition, alteration or reconstruction, if found necessary as part of any mitigation measure may be permitted for such uses by the Secretary with the concurrence of the Chief Town Planner concerned.
4. Existing areas and structures of archaeological importance, agriculture uses and religious uses may be permitted to continue in all the zones and shall not constitute non conforming uses.
5. Regulation of constructions and/or land developments on the sides of new roads/roads proposed for widening as per the Plan shall be governed by the distance from the centre line of the road, unless otherwise specified in the Plan or in any detailed road alignment approved by the Chief Town Planner concerned.
6. Constructions and/or land developments, if any, in paddy lands and in wet lands, shall be in conformity with the Kerala Paddy land and Wet Land Act in force in the State.
7. Expansion of an existing public, educational or hospital institution shall be permissible in its adjacent plots irrespective of the zoning and development regulations proposed in such plots, subject to Kerala Paddy Land and Wet Land Act in force.
8. If a plot has different land use zones, the major land use zone of that plot can be extended to the remaining portion of the plot that falls within Residential zone, Residential mix zone, Central Business District (CBD), Public and Semi public zone, Industrial zone and Dry Agriculture zone.
9. No other methods of sewage disposals except ETP (Effluent Treatment Plant), STP (Sewage Treatment Plant), Septic tank etc. shall be allowed within a distance of 200 m. from the bank of Rivers, Cholathode, Vayanthode and Karetta thode.
10. The norms and provisions described for silence zone in Chapter 32 should be strictly followed.
11. The Government shall have the power to issue clarifications in respect of technical interpretations, if any, required in any of the provisions of the scheme in consultation with the Chief Town Planner concerned.
12. Any use not specified either in the *uses permitted* or *uses restricted* category of a particular use zone, but which is of a similar nature to any use permitted or restricted in that particular use zone, can be considered by the Secretary, with the concurrence of the Chief Town Planner concerned.
13. The Zoning Regulations for the various zones are given below.

